

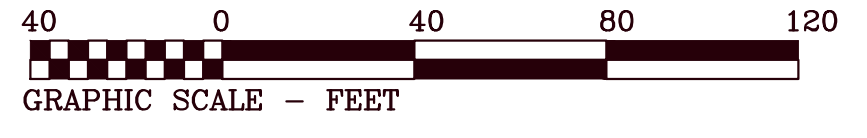
**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 12 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING commence at a 3/4" open top pipe found at the intersection of the northeasterly Right of Way of Reynolds Road (Variable R/W) and the southeasterly Right of Way of Wimberly Way (60' R/W); thence running along said Right of Way of Reynolds Road the following courses: South 24° 50' 39" East a distance of 96.42 feet to a Right of Way monument found; thence South 40° 13' 17" East a distance of 28.55 feet to an iron pin set; thence running along a curve to the left an arc length of 147.96 feet, (said curve having a radius of 139.20 feet, with a chord bearing of South 64° 49' 39" East, and a chord length of 141.09 feet) to a 1/2" rebar found; thence South 33° 06' 20" East a distance of 44.42 feet to an iron pin set and the TRUE POINT OF BEGINNING; from point thus established and leaving said Right of Way North 54° 42' 03" East a distance of 98.10 feet to a 1" iron rod found; thence North 56° 07' 14" East a distance of 544.83 feet to a 1" iron rod found; thence South 30° 20' 07" East a distance of 30.06 feet to an iron pin set; thence South 56° 07' 14" West a distance of 553.92 feet to an iron pin set; thence South 21° 53' 33" East a distance of 41.19 feet to a Right of Way monument found on the proposed Right of Way of Reynolds Road; thence continuing along said proposed Right of Way running along a curve to the right an arc length of 104.08 feet, (said curve having a radius of 418.00 feet, with a chord bearing of North 83° 03' 35" West, and a chord length of 103.82 feet) to the TRUE POINT OF BEGINNING. Said tract contains 0.460 Acres (20,036 Square Feet).

RESERVED FOR CLERK OF SUPERIOR COURT RECORDING INFORMATION

- LEGEND
IPF IRON PIN FOUND
IPS IRON PIN SET
PID PARCEL I.D.
RB REBAR
OTP OPEN TOP PIPE
R/W RIGHT OF WAY
DB DEED BOOK
PB PLAT BOOK
PAGE PAGE
PID TAX PARCEL ID
TBM TEMPORARY BENCHMARK
MH MANHOLE
CB CATCH BASIN
DI DROP INLET
JB JUNCTION BOX
RTDI RAISED TOP DROP INLET
HW HEADWALL
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
DIP DUCTILE IRON PIPE
FH FIRE HYDRANT
WM WATER METER
WV WATER VALVE
GV GAS VALVE
24" C&G 24" CURB & GUTTER
GUY GUY WIRE
PP POWER POLE
LP LIGHT POLE
-S- SEWER LINE
-FM- FORCE MAIN
-X- FENCE
-T- TELEPHONE LINE
-UT- UNDERGROUND TELEPHONE LINE
-P- POWER LINE
-UP- UNDERGROUND POWER LINE
-W- WATER LINE
-G- GAS LINE
900.0 SPOT ELEVATION
11 REGULAR PARKING SPACES
1 HANDICAP PARKING SPACE
TRANSFORMER
CONCRETE PAVING



FLOOD NOTE
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13135C0074F, DATED SEPTEMBER 29, 2006. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

- REFERENCES
1. RIGHT OF WAY PLANS FOR STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION PROJECT NUMBER MSLO-0004-00(086) PREPARED BY PBS&J DATED MAY 5, 2011.
2. BOUNDARY AND TOPOGRAPHIC SURVEY FOR LUXURY LANDSCAPE PREPARED BY TECHNICAL SURVEY SERVICES, INC. DATED MAY 23, 2024.

UNDERGROUND UTILITY NOTE
UNDERGROUND UTILITIES SHOWN WERE LOCATED AS FLAGGED BY AN UNDERGROUND UTILITY LOCATOR. TECHNICAL SURVEY SERVICES, INC. DOES NOT CERTIFY OR ASSUME RESPONSIBILITY TO THE EXACT LOCATION OR THE ACCURACY OF THE TYPE OF THOSE UTILITIES SHOWN.

CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,522 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
A LEICA TS12 TOTAL STATION AND AN CARLSON DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 926,891 FEET.

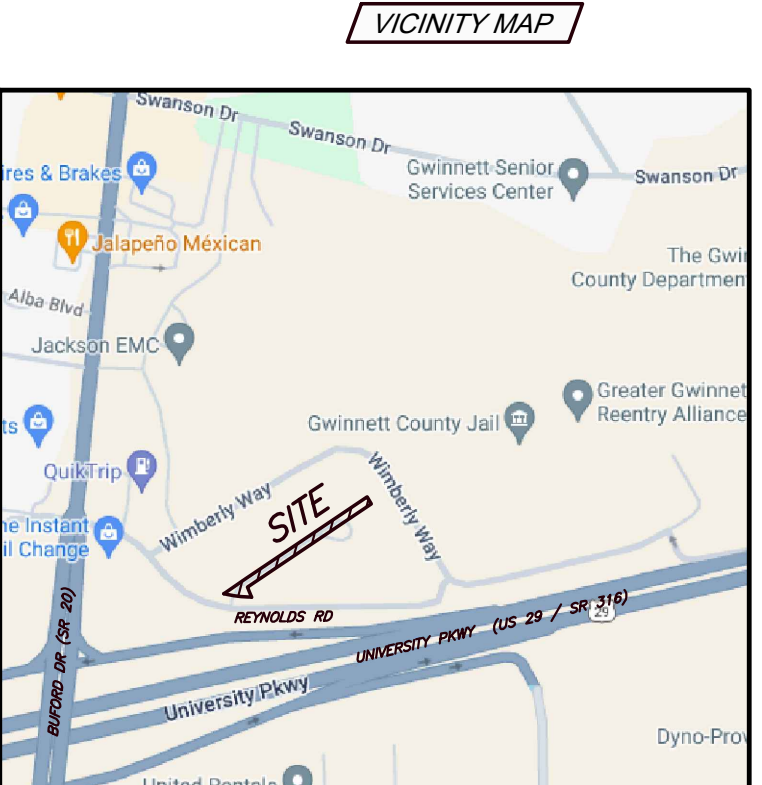


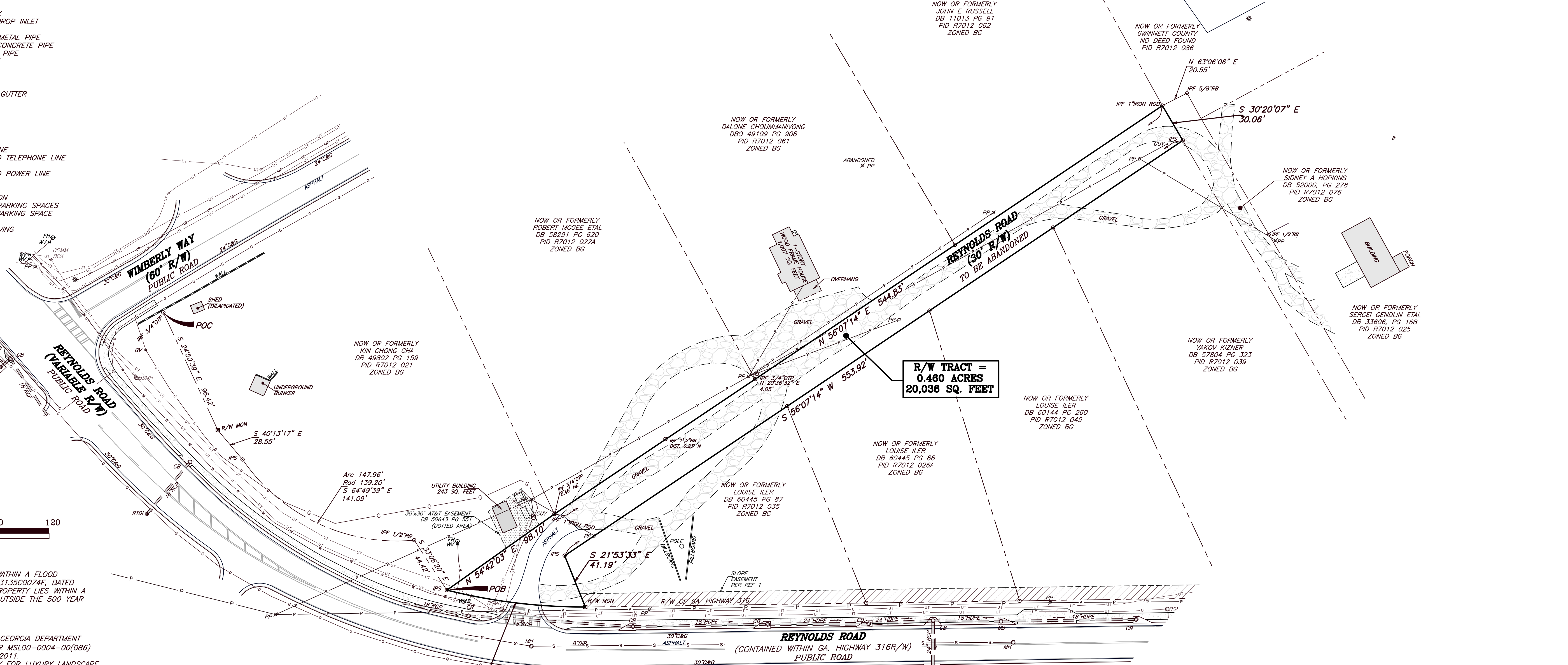
Table with columns: Date, Revision, No.

Original Boundary: 05/23/2024
Field Date: 06/10/2024
Plat Date: 08/12/2024
Scale: 1"=40'

RIGHT OF WAY ABANDONMENT PLAT
OF
REYNOLDS ROAD
LAND LOT 12
7th DISTRICT
CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

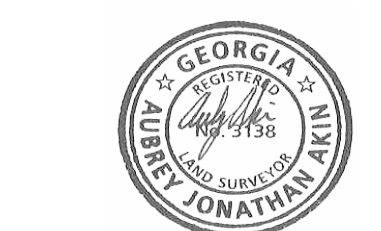
1 SHEET 1 OF 1

JOB #: 2024-1090
CRD: REYNOLDS
DWG: REYNOLDS RW
LSV: GH



R/W TRACT = 0.460 ACRES 20,036 SQ. FEET

SURVEYOR'S CERTIFICATION
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in Section 15-6-67.



Aubrey J. Akin, R.L.S. #3138 August 12, 2024 Date